

Mail Tax Notice To:

Eddie Strong

30 N. 200 W. Ste B
Kanab, UT 84741

Parcel ID: K-20-5

ENTRY NO. 00210429

04/14/2025 11:53:47 AM B: 0635 P: 0340

Warranty Deed PAGE 1 / 2

ISIS SMITH, KANE COUNTY RECORDER

FEE \$ 40.00 BY EDDIE STRONG



Warranty Deed

EDDIE L. STRONG,

Grantor, hereby CONVEY(S) IN WARRANTY to

~~Melvin H Hamilton and Lynette G Hamilton, Husband and Wife, as to an undivided 30% interest,~~ and Eddie L Strong to an undivided 70% interest, as Tenants in Common,

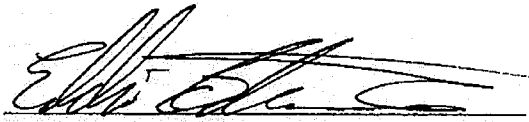
Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Kane County, State of Utah, to-wit

BEGINNING at a point 110.0 feet North of the Southwest Corner of Lot 2, Block 20, Plat "A", of the Official Survey of Kanab Townsite, and running thence East 176.0 feet; thence North 84.0; thence West 176.0 feet; thence South 84.0 feet to the point of beginning

APN(s): K-20-5

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

WITNESS, the hand of said grantor, this 11 day of April, 2025

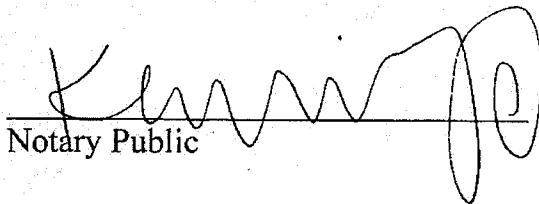
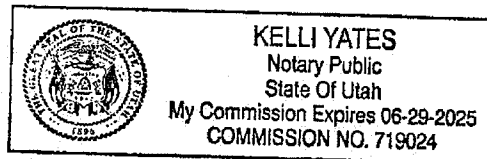


Eddie L. Strong

STATE OF UTAH
COUNTY OF KANE

On this 11 day of ^{April}~~March~~, 2025, before me Kelli Yates, a notary public, personally appeared Eddie L. Strong, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public

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Warranty Deed PAGE 2 / 2

ISIS SMITH, KANE COUNTY RECORDER

FEE \$ 40.00 BY EDDIE STRONG



AND WHEN RECORDED MAIL TO:

Lynette G Hamilton
170 N Crescent Butte Trail
Kanab, UT 84741

ENTRY NO. 00211246

07/15/2025 04:46:24 PM B: 0639 P: 0480
Affidavit and Death Certificate PAGE 1 / 3
ISIS SMITH, KANE COUNTY RECORDER
FEE \$ 40.00 BY LYNETTE HAMILTON



Tax I.D. No. K-20-5

This area reserved for County Recorder

AFFIDAVIT

STATE OF UTAH)
 ss
County of Kane)

COMES NOW, Lynette G Hamilton, UPON FIRST BEING DULY SWORN, UPON HER/HIS OATH DEPOSES AND SAYS:

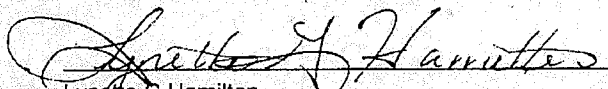
1. That Lynette G Hamilton is a citizen(s) of the United States over the age of 21 years and a resident of Kanab, County of Kane, State of Utah.
2. That she is the wife of Melvin H Hamilton, who passed away on the 16 day of June, 2025, and whose death is evidenced by the attached Certified copy of Certificate of Death.
3. That Melvin Harrison Hamilton, whose death is evidenced the above described Certificate of Death, is one and the same person as that certain Melvin H Hamilton, one of the Joint Tenant Grantees of the following described parcel of real property which is also described on Warranty Deed recorded , in Book 632, at Pages 564, Official Kane County Records:

As to an undivided 30% interest.

BEGINNING at a point 110.0 feet North of the Southwest Corner of Lot 2, Block 20, Plat "A", of the Official Survey of Kanab Townsite, and running thence East 176.0 feet; thence North 84.0 feet; thence West 176.0 feet; thence South 84.0 feet to the point of beginning.

4. That under and by virtue of the Joint Tenancy Laws of the State of Utah, Lynette G Hamilton is the surviving Joint Tenant of the above-described property, and as such, is the sole owner of said property.

DATED this Day 15 of July, 2025.


Lynette G Hamilton

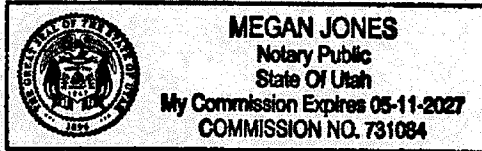
STATE OF Utah

)
:ss.

COUNTY OF Kane

)

On the Day 15 of July, 2025, personally appeared before me, Lynette G Hamilton, the signer of the within instrument who duly acknowledged to me that he/she executed the same.




NOTARY PUBLIC

My Commission Expires: May 11, 2027

ENTRY NO. 00211246

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Affidavit and Death Certificate PAGE 2 / 3

ISIS SMITH, KANE COUNTY RECORDER

FEE \$ 40.00 BY LYNETTE HAMILTON



CERTIFICATE OF DEATH

State File Number: 025011002

Melvin Harrison Hamilton

DECEDENT INFORMATION

Date of Death:	June 16, 2025 (Found)	Time of Death:	17:54 (Found)
City of Death:	Kanab	County of Death:	Kane
Age:	71	Date of Birth:	September 17, 1953
Place of Birth:	Kansas	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Lynette Gaddes	Usual Occupation:	Owner
Industry/Business:	Real Estate	Education:	Some College but No Degree
Residence:	Kanab, Utah	Father's Name:	Melvin LeRoy Hamilton
Mother's Name:	Maxine Blanche Speck	Facility Type:	Home
Facility or Address:	170 N Crescent Butte Trail		

INFORMANT INFORMATION

Name:	Lynette Hamilton	Relationship:	Spouse
Mailing Address:	170 N Crescent Butte Trail, Kanab, Utah 84741		

DISPOSITION INFORMATION

Method of Disposition:	Cremation
Place of Disposition:	Cremation Center of Southern Utah, St George, Utah
Date of Disposition:	July 8, 2025

FUNERAL HOME INFORMATION

Funeral Home:	Mosdell Mortuary
Address:	676 South Highway 89A, Kanab, Utah 84741
Funeral Director:	Christian P. Mosdell

MEDICAL CERTIFICATION

Certifying Physician: Neal McGarry PA, 1442 E Foremaster Drive, St George, Utah 84790

CAUSE OF DEATH

Coronary artery disease with elevated troponin [Onset: 2 Days]
 Due to (or as a consequence of): Bypass graft, interstitial lung disease
 Due to (or as a consequence of): Partialization in setting of chronic respiratory failure
 Other significant conditions: Diabetes type 2, chronic kidney disease stage 3
 Tobacco Use: Unknown
 Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: July 8, 2025

Date Issued: July 8, 2025

ENTRY NO. 00211246

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 ISIS SMITH, KANE COUNTY RECORDER
 FEE \$ 40.00 BY LYNETTE HAMILTON



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 This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.



Linda S. Winger
 Linda S. Winger, MSW, LCSW
 State Registrar
Rev. 12/20

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David W. Blodgett MD, MPH
 David W. Blodgett, MD, MPH
 Director/Health Officer

